

27 Upton Street Luxury Apartments

Executive Summary

The proposed 126 Apartment Project at 27 Upton Street in Grafton, Ma. is a modern, energy efficient, handicapped accessible, fully amenitized multifamily living community.

The project is a four-story building will offer services and facilities not found in the Grafton market and including:

1. Elevator service to all floors
2. Fully Handicapped Accessible units on all floors
3. Club Room for parties and community events
4. Pet and Bike washing Facilities.
5. Business Center
6. Fitness Facility with Aerobic Equipment and space for Yoga Classes
7. Demonstration Kitchen Area
8. Conference Room for Tenant Use
9. 32 Affordable Housing Units
10. Exterior Picnic Space with Gazebo and Gas Grills
11. Raised Planters for Gardening and Community Vegetable Gardens
12. Enclosed Receiving and Trash Room
13. Computerized Package Room

27 Upton contains 126 luxury Apartments units including studios, one, and two bedroom apartments to address local market needs. All apartments will include in unit laundries, walk in closets, large windows, high ceilings, exterior balconies, and highly efficient mechanical systems adhering to the latest Stretch Energy Code adopted by the Commonwealth. There will be 196 exterior parking spaces on grade which conforms to town building code requirements and a screened loading and trash areas.

Benefits of this Design and Development Strategy

This project by design will maximize the usable area and taxable income from this 7.8 acre site that includes a large amount of wooded marshland. This will also allow the Maximization of Affordable housing units that can be development to benefit the Communities requirements for Equitable housing.

Required Waivers and Special Permit

1. To develop this project within the guidelines of the City of Grafton Zoning Code it is incumbent upon the development team to secure a Special Permit for Density allowed

by the Zoning Code with the approval of the Planning Board. This would allow the city to benefit from a more efficient use of urban land, generate a higher tax base, and accommodate more affordable housing units (32) within a single project which also allows for a state bonus in affordable unit counts for the city of Grafton

2. Parking for this project will be constructed in the front yard facing the street and the Fire Station. The code requests parking be located beside or behind the main structure. The reason we are departing from this requirement is to move the living units as far as possible from the noise generated by the Fire Station and also to not place the surface parking adjacent to sensitive wetlands that might be affected by car fluids in case of a leak and salts from the cars in the winter. The beauty of the wetlands behind the building is that it allows for a large patio area to enjoy the natural beauty and a perimeter nature walk that is screened from the street. This arrangement gives the building an urban face on the street and a natural side for residents to enjoy the calm views and hikes to enjoy the wetlands.
3. While the Zoning code has a height limit of 50 feet for this project we would like to suggest a text amendment to zoning that allows 50 feet of height to the midpoint of a pitched gable roof that would allow greater variety in roof design for projects in proximity to the Historic Village of Grafton. This would break up the elevation and give opportunities the architectural elements that are within the town vocabulary.

Project Schedule

July 2023-march 2024 Design, Permitting, Financing

April 2024- September 2025 Sitework and Construction

October 2025- March 2026 Leasing